

FOR SALE

UNITED BUILDING

30,974 SF on 4.35 Acres

7605 18th Street, Edmonton, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Doug Greschuk

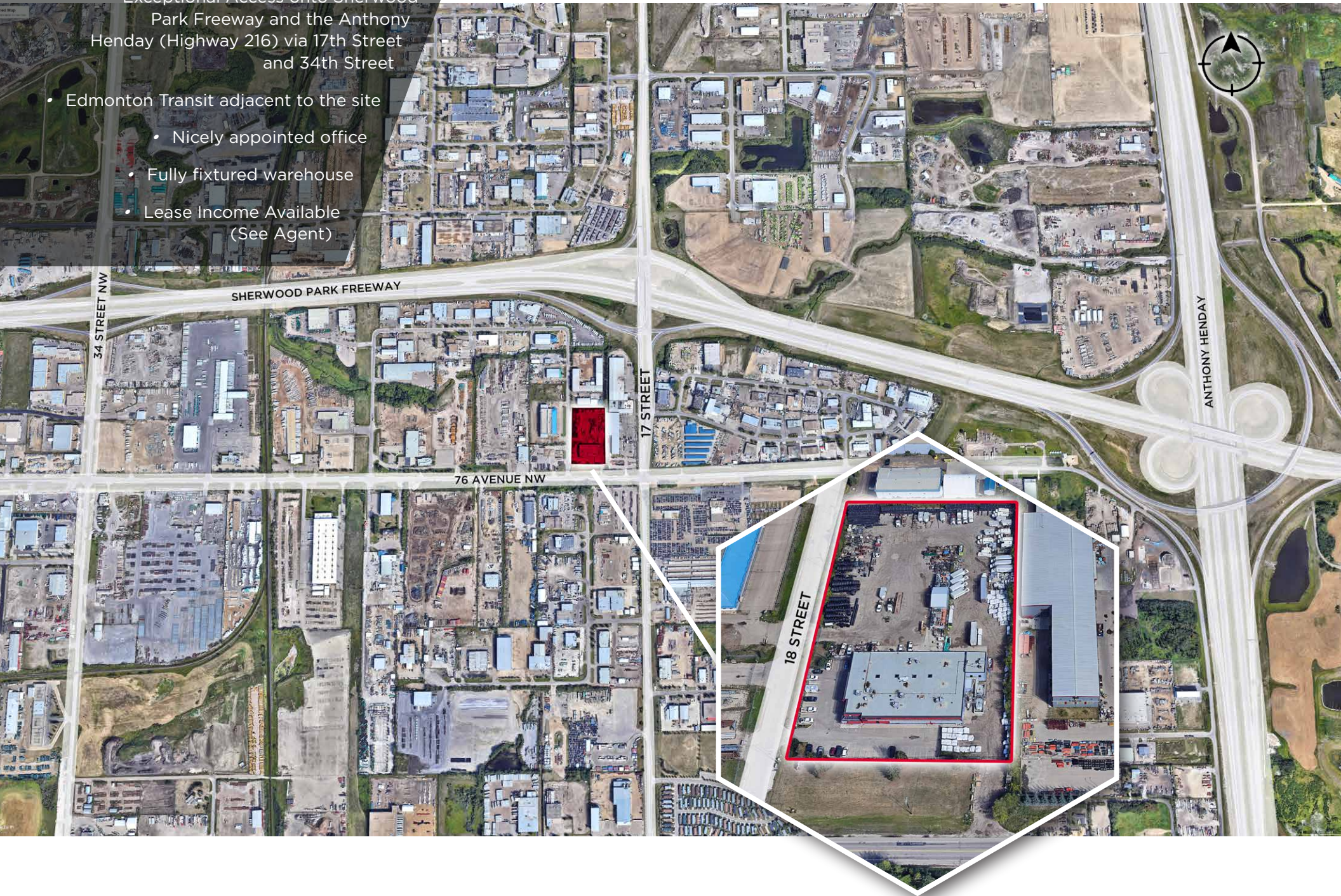
Partner
780 722 4344
doug.greschuk@cwedm.com

Chris Van Den Biggelaar

Associate Partner
780 701 3287
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PROPERTY HIGHLIGHTS

- Exceptional Access onto Sherwood Park Freeway and the Anthony Henday (Highway 216) via 17th Street and 34th Street
- Edmonton Transit adjacent to the site
- Nicely appointed office
- Fully fixtured warehouse
- Lease Income Available (See Agent)



PROPERTY DETAILS

LEGAL DESCRIPTION

Plan 8020358, Block 1, Lot 14

ZONING

IB (Business Industrial)

NEIGHBOURHOOD

Southeast Industrial

AVAILABILITY

7,000 SF (2nd Floor Office)

7,000 SF (Main Office)

16,974 SF (Warehouse)

30,974 SF (Total)

SITE SIZE

4.35 Acres

SITE COVERAGE RATIO

12.6%

GRADE LOADING

(1) 8' x 10'

(1) 10' x 12'

(2) 14' x 14'

(4) 14' x 16'

POWER

Heavy (TBD)

CRANE

(1) 5 Ton Crane

CEILING HEIGHT

20' Clear



PARKING

Ample

HEATING

Forced and
Boiler

OTHER

- Fibre Internet
- Trench and Sump
- Makeup Air
- Fully Fenced Yard with Lighting
- Cold Storage Building/Sea Can
- Catch Basins in Yard
- Cinder Block Construction

SALE PRICE

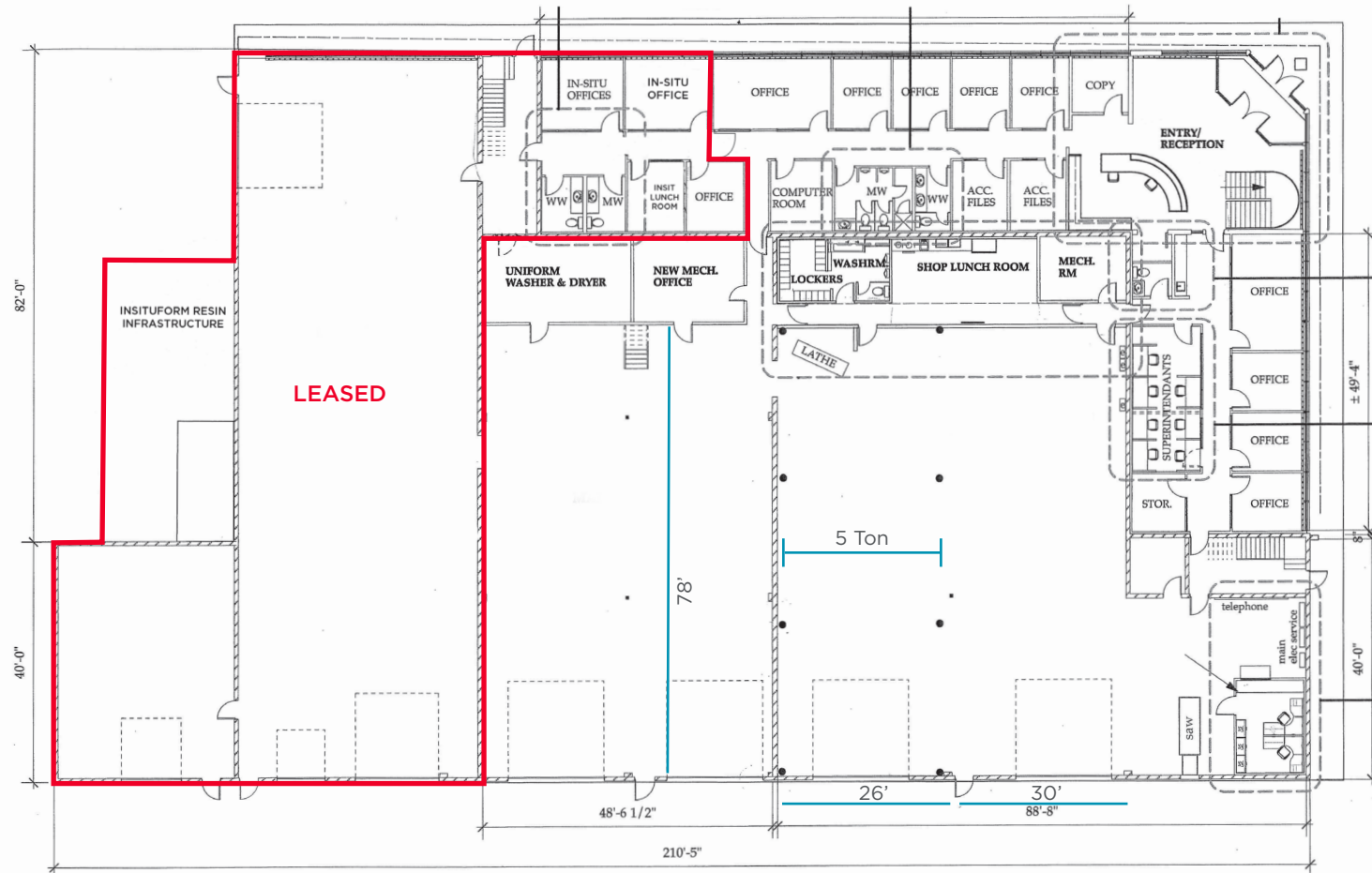
\$6,500,000

TAXES

\$103,312.42 (2022)

FLOOR PLAN

MAIN FLOOR



**CUSHMAN &
WAKEFIELD**
Edmonton

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